

ZON04-00042





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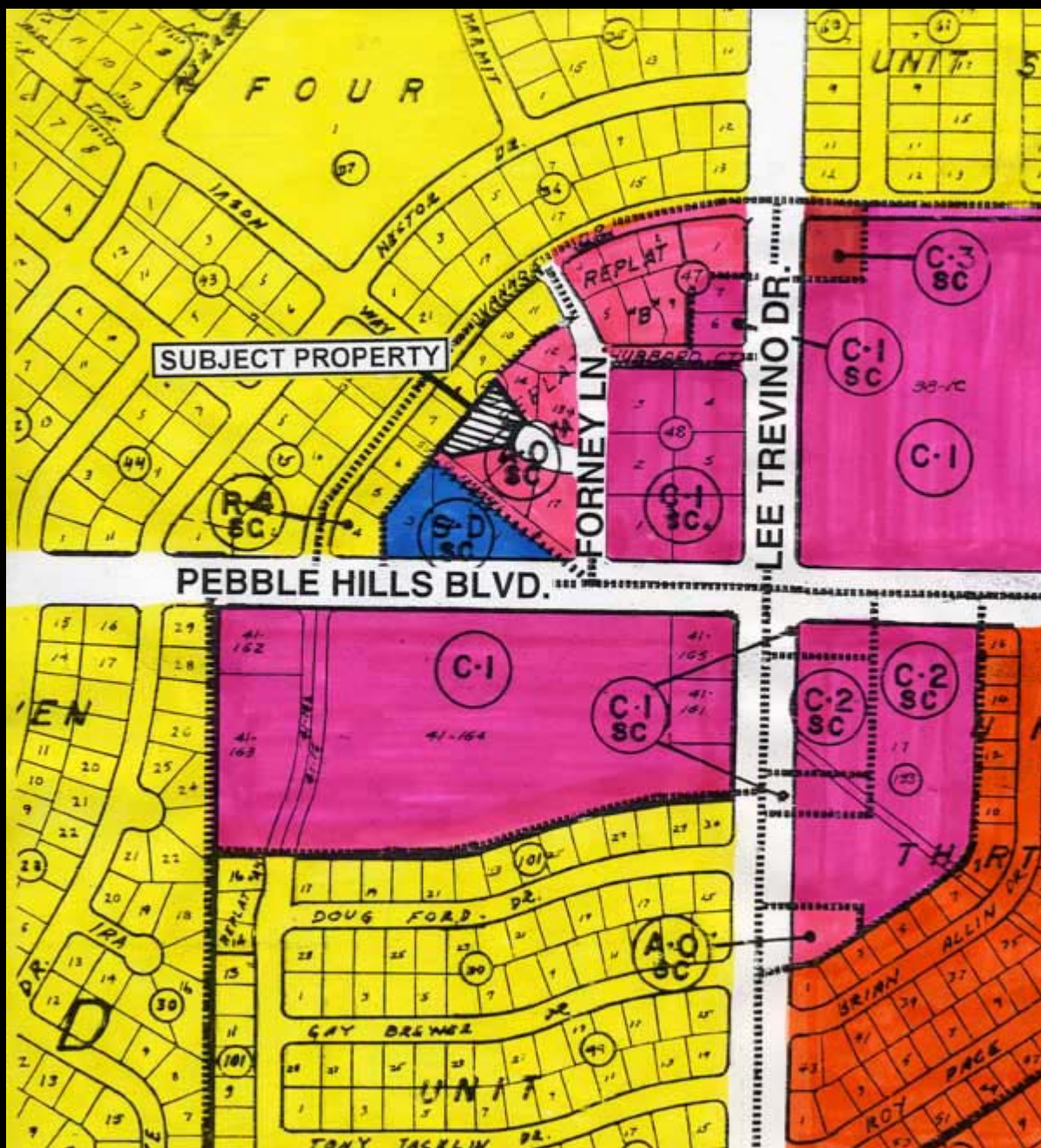


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ORDINANCE NO. _____

ORDINANCE GRANTING SPECIAL PERMIT NO. ZON04-00042, TO ALLOW FOR A CONVALESCENT HOME ON A PORTION OF LOTS 14 AND 15, BLOCK 46, PEBBLE HILLS, EL PASO, EL PASO COUNTY, TEXAS (3113 FORNEY LANE) PURSUANT TO SECTION 20.28.040, AND THE PENALTY BEING AS PROVIDED IN SECTION 20.68.010 OF THE EL PASO MUNICIPAL CODE.

WHEREAS, **Alexander MacKinnon** has applied for a Special Permit under Section 20.28.040 of the El Paso Municipal Code, to allow for a convalescent home; and

WHEREAS, a report was made to the City Plan Commission and a public hearing was held regarding such application; and

WHEREAS, the City Plan Commission has recommended approval of the subject Special Permit; and

WHEREAS, the subject Special Permit has been submitted to the City Council of the City of El Paso for review and approval;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. That the property described as follows is in an **A-O/sc (Apartment-Office/special contract)** District:

Portion of Lots 14 and 15, Block 46, Pebble Hills, El Paso, El Paso County, Texas, as more particularly described in the attached and incorporated Exhibit "A", and municipally known and numbered as 3113 Forney Lane; and

2. That a convalescent home is authorized by Special Permit in the **A-O/sc (Apartment-Office/special contract)** District under Section 20.28.040 of the El Paso Municipal Code; and

3. That the requirements for a convalescent home under Section 20.28.040 have been satisfied; and

4. That the City Council hereby grants a Special Permit under Section 20.28.040 of the El Paso Municipal Code, to allow a convalescent home on the above-described property; and

5. That this Special Permit is issued subject to the development standards in the **A-O/sc (Apartment-Office/special contract)** District regulations and subject to the approved

Detailed Site Development Plan, signed by the Applicant, the Mayor and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as Exhibit "B" and incorporated herein by reference for all purposes; and

6. That the Applicant shall sign an Agreement incorporating the requirements of this Ordinance. Such Agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary of the City Plan Commission before building permits are issued; and

7. That if the Applicant fails to comply with any of the requirements of this Ordinance, **Special Permit No. ZON04-00042** shall automatically terminate, and construction shall stop or occupancy shall be discontinued, until any such violation ceases.

PASSED AND APPROVED this 25th day of May, 2004.

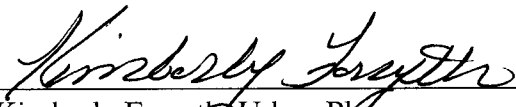
THE CITY OF EL PASO

Joe Wardy, Mayor

ATTEST:

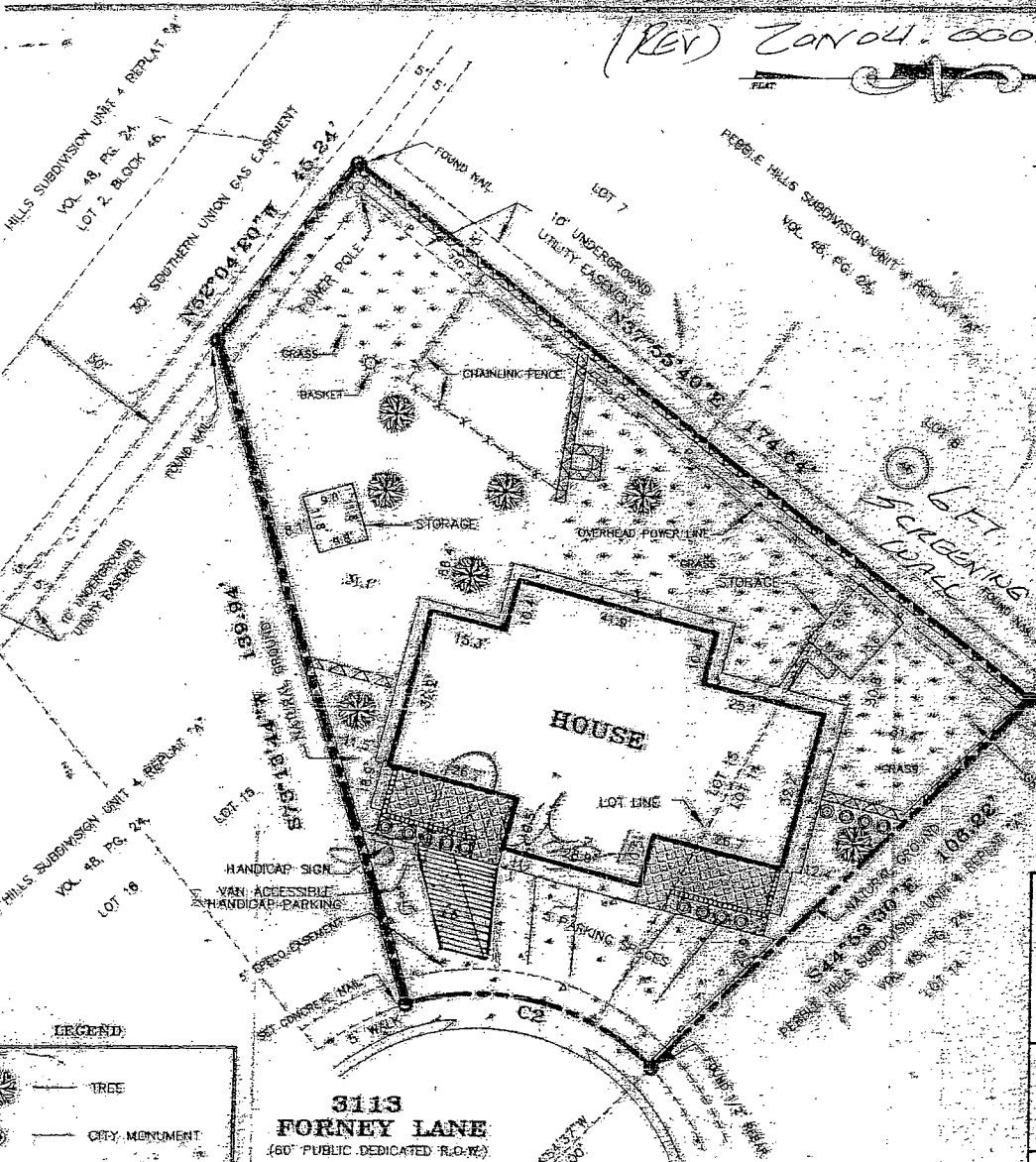
Richarda Duffy Momsen, City Clerk

APPROVED AS TO CONTENT:


Kimberly Forsyth, Urban Planner
Planning, Research & Development


Rodolfo Valdez, Chief Urban Planner
Planning, Research & Development

(REV) ZON04-00042



DETAILED SITE DEVELOPMENT PLAN APPROVED BY CITY COUNCIL

DATE	7-21-04
APPLICANT	
EXECUTIVE SECRETARY	<i>Stephanie M. McKinnon</i>
CITY PLAN COMMISSION	
MAYOR	<i>Paul J. Salas</i>

SUMMARY OF PARKING SPACES PROVIDED

STANDARD PARKING SPACES	5
HANDICAP PARKING SPACES	1
TOTAL	6

- NOTE**
1. THIS PROPERTY LIES IN ZONE "C" AS DESIGNATED BY THE F.L.A. FLOOD INSURANCE RATE MAP, CITY OF EL PASO, OCTOBER 15, 1982, COMMUNITY NO. 480214, PANEL NUMBER 38B.
 2. BEARINGS SHOWN ARE BASED ON THE FILED PLAT FOR PEBBLE HILLS SUBDIVISION UNIT 4 REPLAT "A".

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	74.98	115.39	375.320	38.92	N71°00'55"W	123.52
C2	35.92	30.00	1675.246	22.96	S74°40'05"W	30.140

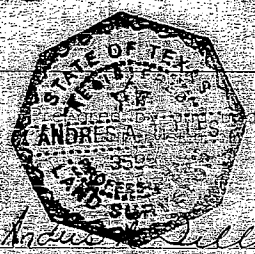
ATCON ENGINEERING
 2812 TRAWOOD DRIVE, SUITE B-1
 EL PASO, TEXAS 79935

SITE DEVELOPMENT PLAN

PORTION OF LOT 14 PLUS THE NORTHERLY PORTION OF BLOCK 46, PEBBLE HILLS SUBDIVISION UNIT 4 REPLAT "A", CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING 0.3560 ACRES ±

Plan Bk/Vol 48 Pg. 24 El Paso County Plat Records

SCALE 1"=50' DRAWN BY A.E. REVISED 6-75-99



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